

# I Plan Sites... with a Little Help from My Friends!



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# Presenters



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# Who's in the Room?

## Raise Your Hand If You're a...



- Planner
- Planning Commission Member
- Municipal Leader
- State Agency Representative
- Federal Agency Representative
- Consultant
- Business Owner
- Part of a Non-Profit Organization
- Community Stakeholder
- Property Owner of a Brownfield
- Developer
- Anyone Else?



# Brownfield Definition

The U.S. EPA defines a [brownfield](#) as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”





# Where Are Brownfields?

- Gas Stations
- Glass Factories
- Steel Mills
- Formerly Mined Lands
- Dry Cleaners
- Abandoned schools

More than 450,000 sites in the United States (U.S. EPA)



# Brownfields in Pop Culture





# Benefits to Addressing Brownfields

**Turn Health and Safety Liabilities  
into Community Assets**

**Create New, Local Jobs**

**Increase Property Values**

**Eliminate Eyesores**

**Enhance Economic and  
Tax Base Development**

**Support sustainable land use  
by preserving green space and  
preventing sprawl**

**Link Economic Vitality with  
Environmental Benefits**

# THE BROWNFIELD PROCESS



EPA BROWNFIELD GRANTS AND RESOURCES

TARGETED BROWNFIELD ASSESSMENT = **T** ASSESSMENT = **A** CLEANUP = **C** REVOLVING LOAN FUND = **R** MULT-PURPOSE = **M**





# What EPA Brownfields Funding Is Available?

## *EPA Brownfield Grants*

- MULTIPURPOSE
- ASSESSMENT
- REVOLVING LOAN FUND (RLF)
- CLEANUP
- JOB TRAINING

## *EPA Technical Assistance*

- TARGETED BROWNFIELDS ASSESSMENT (TBA)



# Which Option Is Best for You?

## ***EPA Brownfield Grants***

- Hard application deadlines  
– must prepare in advance
- Nationally competitive
- Applicant is responsible for grant oversight
- Assessment grants are usually for multiple sites

## ***EPA Technical Assistance***

- Sites are selected locally, on a rolling basis
- Regionally focused
- Process facilitated by EPA;  
Could help establish familiarity with EPA process
- Generally targeted at one site or some contiguous sites





# Who Is Eligible to Apply?

## EPA Brownfield Grants

- State, local and tribal government
- General purpose units of local government
- Regional council or redevelopment agencies
- Non-profit organizations\*
- Quasi-governmental agencies

\*501(c)(3) organizations that lobby the federal government are not eligible.

[EPA Eligible Entities](#)



# What EPA Grants Are Available?

## Assessment

### State and Tribal

Available to states, tribes, and eligible native corporations in Alaska to address brownfield sites throughout their entire jurisdiction.

### Community-Wide

Recommended for communities who are beginning to address brownfield issues as well as those who have ongoing efforts. Appropriate when a community has no identified specific site but plans to spend funds on more than one site in the community.

### Coalition

Designed for one “lead” eligible entity to partner with 2+ other eligible entities. The lead member may submit one grant proposal under the names of the members and perform assessment grant activities in each coalition member’s community.

- Inventory
- General Planning Activities
- Site Assessment
- Community Involvement
- Site-Specific Cleanup Planning





# What EPA Grants Are Available? Cleanup

- Phase I ESA/All Appropriate Inquiry (AAI) Required within 6 months or less prior to purchase
- Cleanup & Remediation of one or more sites
- Typically limited to site-specific planning for cleanup site
- Applicants must have Phase II ESA or equivalent site investigation report(s) completed required prior to submission
- **Site must be owned by the applicant at the time of the application**

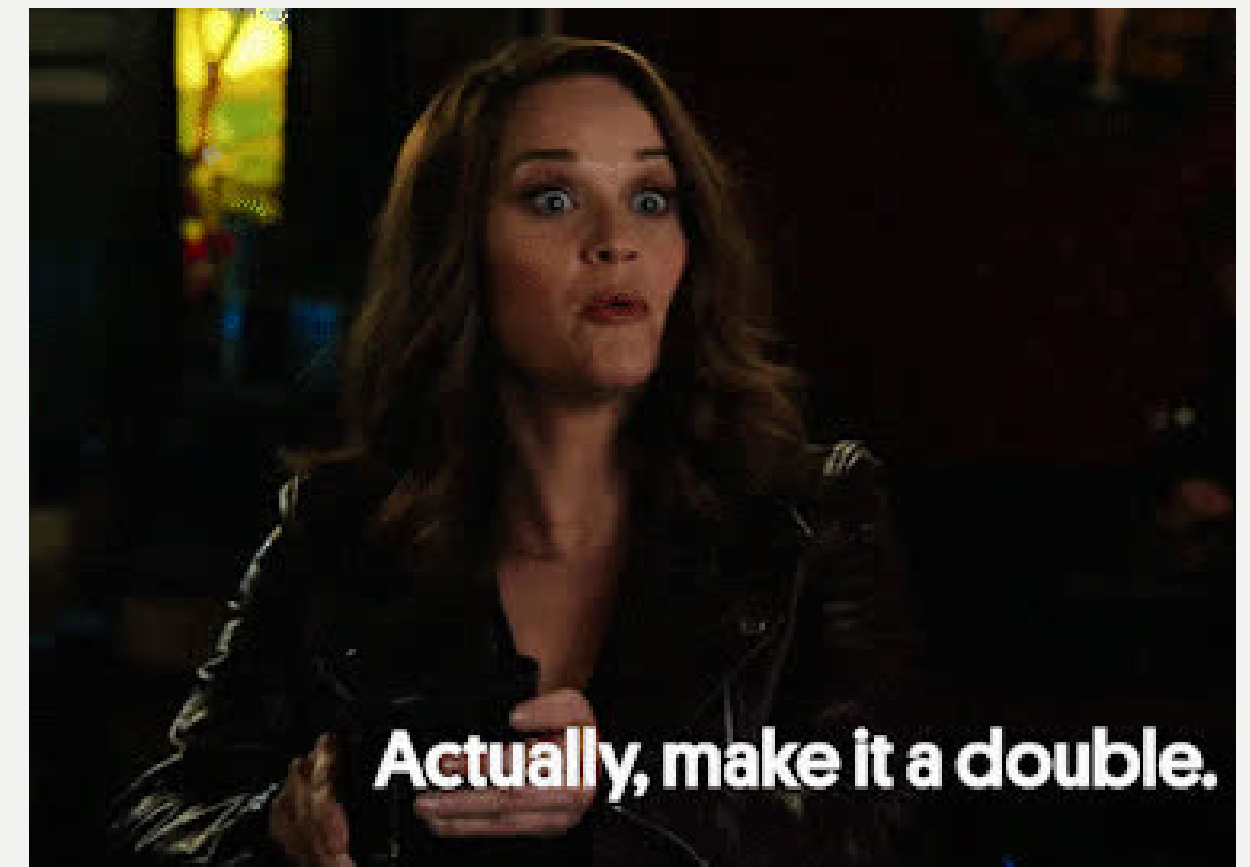
[EPA Overview of Cleanup Grants](#)



# What EPA Grants Are Available?

## Multipurpose

- Combination of Assessment and Cleanup Grants
- Funds Eligible Activities from Both Grants



[EPA Overview of Multipurpose Grants](#)





# What EPA Grants Are Available?

## Revolving Loan Fund (RLF)

- RLF programs provide loans and subgrants to eligible entities to carry out cleanup activities at brownfield sites contaminated with hazardous substances and/or petroleum
- Provide funding to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup of brownfield sites
- Used to provide no-interest or low-interest loans for eligible brownfield cleanups, subgrants for cleanups and other eligible programmatic costs
- Subgrants are typically limited to \$500,000 per site

[EPA Overview of RLF Grants](#)



# What EPA Grants Are Available?

## Job Training

- Helps organizations build local workforces to perform assessment, cleanup, or preparation of contaminated sites for reuse
- Eligible training must have direct connection to brownfields and may include:
  - Green infrastructure and stormwater management
  - Enhanced environmental health and safety related to site remediation
  - Use of techniques and methods for cleanup of hazardous substances
  - Climate change mitigation and adaptation
- Performance period for a JT grant is up to 5 years
- Up to \$500,000 may be requested

[EPA Fact Sheet on Job Training Grants](#)





# What Is EPA's TBA Program?

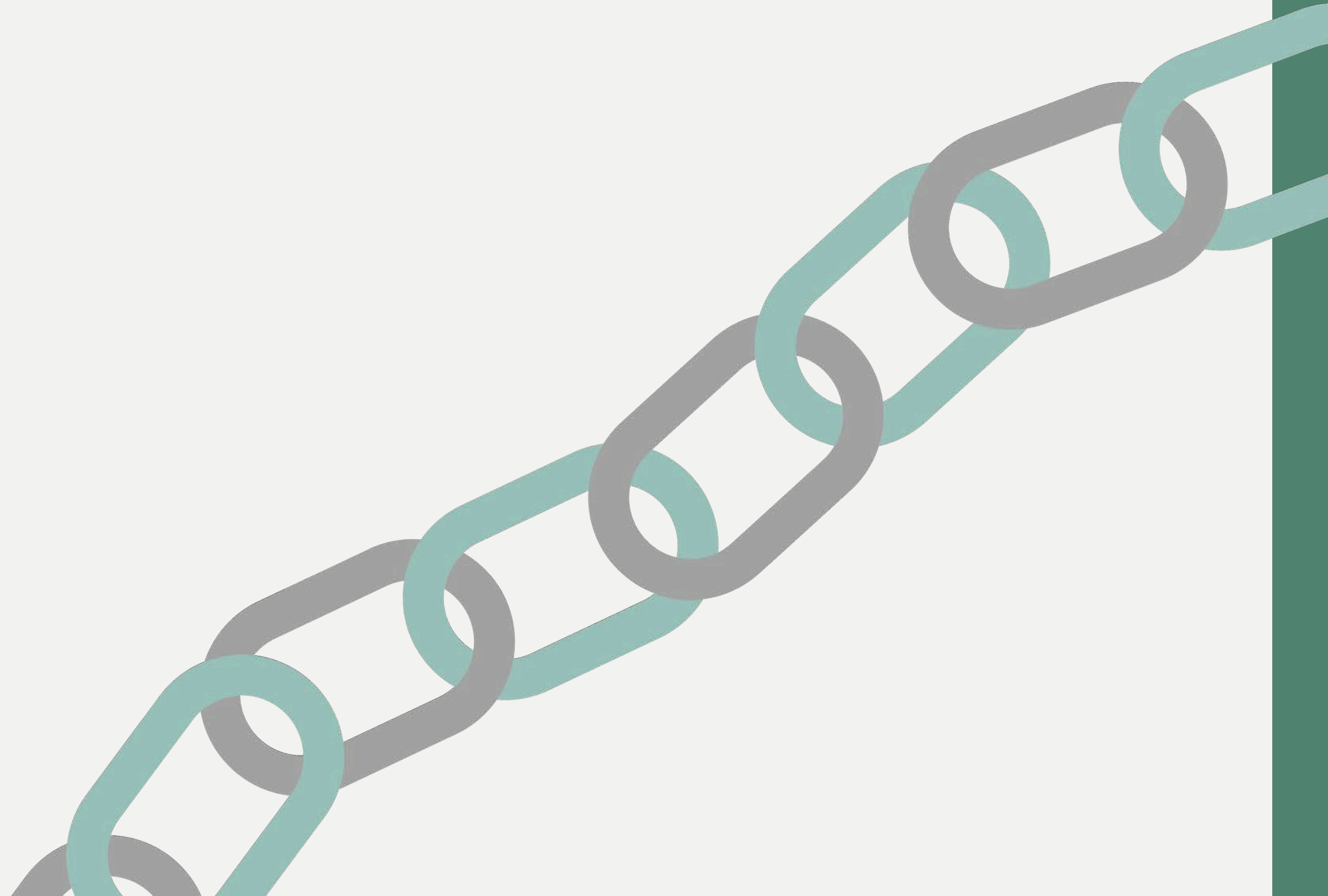
## Targeted Brownfields Assessment

- Can assist other efforts under the Brownfields Program to initiate the cleanup and redevelopment of brownfield sites.
- EPA's TBA program helps states, tribes, and municipalities. TBAs are considered a grant of services and are conducted by consultants under contract with EPA.
- Services include Phase 1 and Phase 2 site assessments, cleanup option identification and cost estimates, and community outreach.
- Services are for an average of \$50,000 – \$100,000.

[EPA Region 3 TBA Info](#)

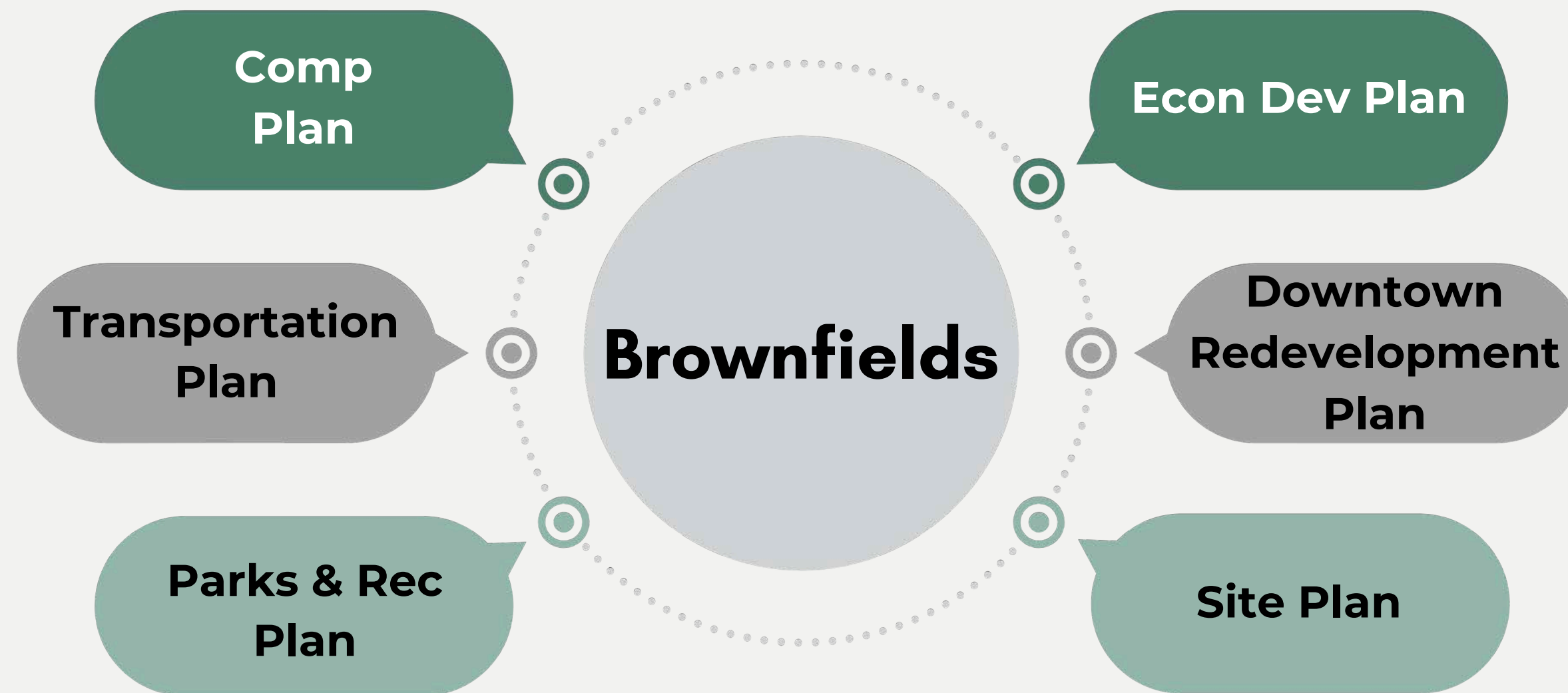


# Connection between Brownfields & Planning





# Plans that Can Assist Brownfield Redevelopment



# Common EPA Eligible Planning Activities

**Climate-Smart Brownfields Planning**

**Brownfields Area-Wide Planning**

**Infrastructure Evaluation**

**Community Health Assessment**

**Site Reuse Vision/Plan**

**Resource Roadmap**

**Revitalization Plan**

**Evaluation of Market Viability**



[EPA Eligible Planning Activities](#)



# Site Reuse Plan

## What Does It Do?

This plan illustrates the potential or preferred redevelopment scenario for a brownfield site.

Design concepts include visual representations such as sketch illustrations, renderings and/or 3D models of the potential and preferred brownfield site reuse options, proposed land uses, access and key infrastructure.





# Economic Analyses

## **Market Viability**

Helps identify sources of serious interest in brownfield site redevelopment and the range of potential end users

## **Economic Impact Analysis**

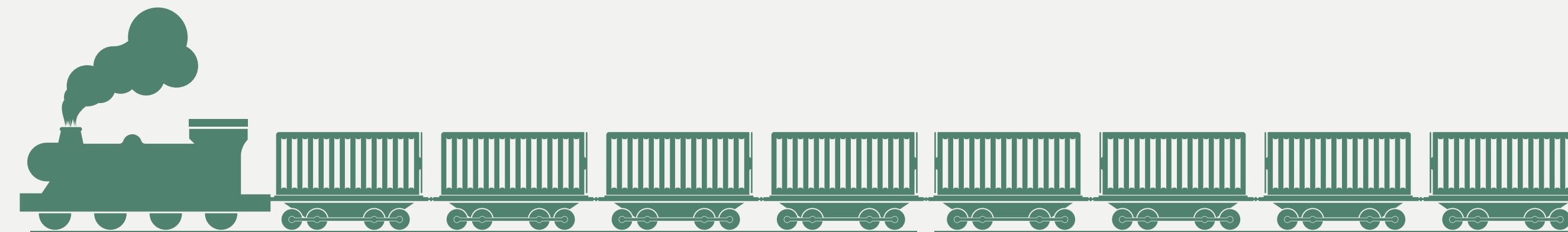
Provides a dollar-value estimate of economic activity anticipated from the planned cleanup and reuse of the site



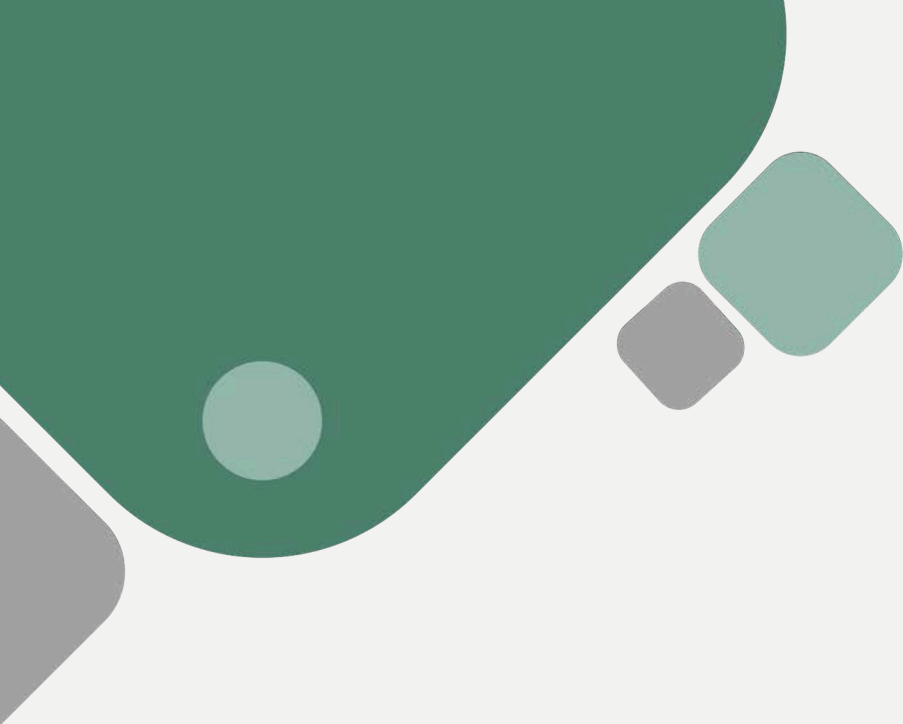


# Infrastructure Evaluation

- Rail Master Plan
- Transportation Master Plan
- Utility Master Plan







# Case Studies





# Shepherdstown Public Library





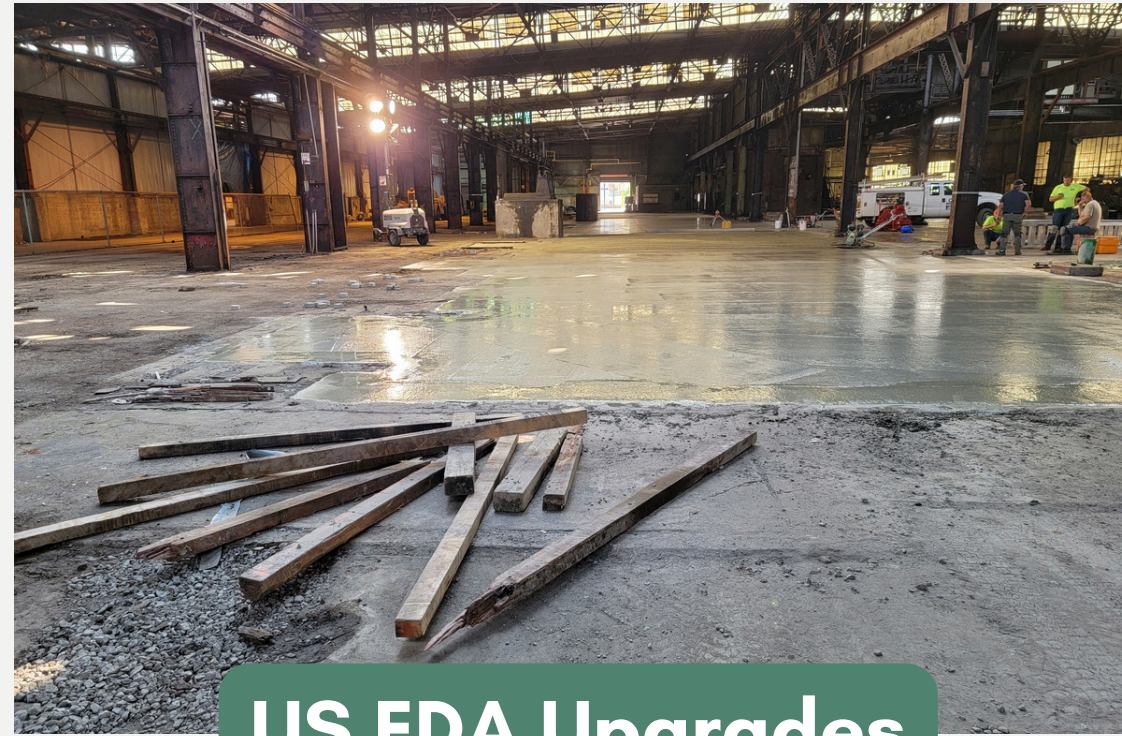
# Beech Bottom Plant & Industrial Park



Assessment



EPA Cleanup



US EDA Upgrades



Aluminum Coating Line

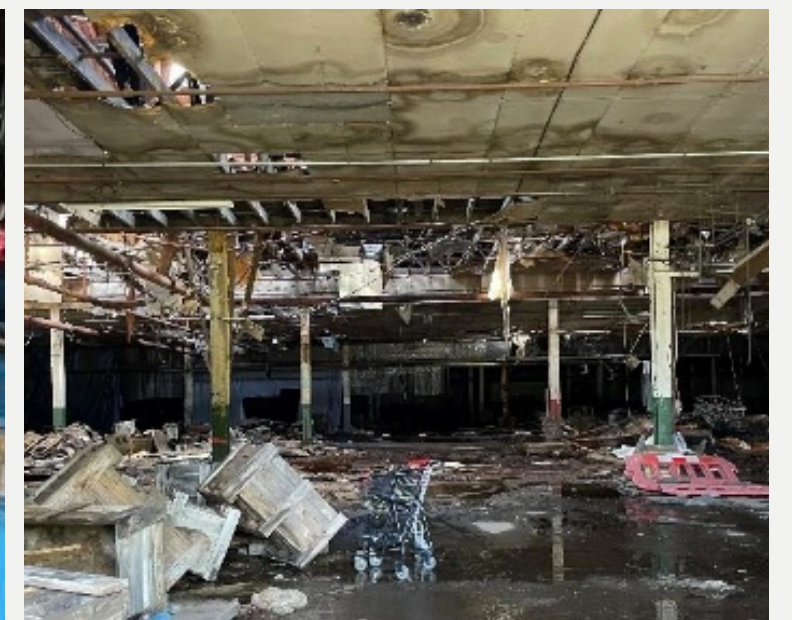


Coil Storage





# Erie County Pennsylvania Abandoned Industrial Facilities



[EPA Brownfields Success Story - Erie Assessments](#)







**Now for Some Fun...**



# Small Group Discussions

- **Introduce Yourselfes**
- **Assign a Leader to Report Back to the Full Group**
- **Read Your Group's Case Study Aloud**
- **Go through Discussion Questions**
- **Leaders Will Summarize Your Case and Discussions around Planning**

## Discussion Questions

1. What 3 eligible planning activities would your group pick to strengthen the project?
2. How might those planning activities affect the case study?
3. How does this apply to your site(s)?
4. What other brownfield questions does this discussion inspire?

# Small Group Discussions



Pick a Leader to Report Back

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**Climate-Smart  
Brownfields Planning**

**Infrastructure  
Evaluation**

**Community Health  
Assessment**

**Brownfields  
Area-Wide Planning**

**Site Reuse  
Assessment/Vision**

**Revitalization  
Plan**

**Resource  
Roadmap**

**Fiscal  
Impact Analysis**

**Market Study/  
Evaluation of  
Market Viability**

**Equitable  
Development  
Activities**

**Economic  
Impact  
Analysis**



# Report Back

## Group Leaders

- Summarize Your Group's Case
- Share Highlights of Your Discussion about Planning

- **Shepherdstown Library**
- **Erie County Pennsylvania Abandoned Industrial Facilities**
- **Beech Bottom Plant & Industrial Park**

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# Brownfields Resources



# Mid-Atlantic TAB

Technical Assistance to Brownfields (TAB) Provider

**All Services Are FREE**

## **BROWNFIELDS EDUCATION**

Trainings, webinars, events, monthly newsletter

## **RESOURCE IDENTIFICATION**

Grant writing assistance, grant review, resource roadmaps

## **LOCAL BROWNFIELD PROGRAM SUPPORT**

Brownfield inventory development, questions on sites, technical support

## **PROJECT DEVELOPMENT & DESIGN ASSISTANCE**

Site-specific assistance, design support from TAB team





# Questions?





# THANK YOU!



**All our links in one place!**



<https://linktr.ee/wvutab>

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